

AGN. NO. _____

MOTION BY SUPERVISOR DON KNABE

June 10, 2008

The Cerritos Island area of the County, which is surrounded by the City of Norwalk and the City of Cerritos, is a residential area which is characterized by a number of substandard sized lots and narrow, sometimes unimproved streets. Recently, homes have been constructed to near the maximum height allowed by the zoning in the area, and with reduced yard setbacks that were approved administratively under the County's yard modification procedures. Some of these recent developments have drawn opposition within the community and the neighboring cities, and created dense development with little separation between structures.

I believe it would be appropriate for the Regional Planning Department to conduct a comprehensive zoning study to review all residentially-zoned properties in the Cerritos Island area to consider possible permanent zoning ordinance amendments to address the problems that have arisen due to some of the recent developments in the area.

The study should, among other things, determine appropriate additional development standards to apply in the area due to the special problems associated with the small

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lots and substandard access conditions in the area.

In the meantime, requiring a conditional use permit for proposed residential buildings or additions to residences that would exceed 26 feet in height and for yard modifications for residential buildings in the affected area would protect against negative public health, safety and aesthetic impacts that would otherwise occur until such a zoning study can be completed. There is a need for these interim measures to take effect immediately:

I, THEREFORE MOVE, THAT THE BOARD OF SUPERVISORS:

1. Find that adoption of this interim ordinance is exempt under the provisions of the California Environmental Quality Act pursuant to CEQA Guidance Sections 15061 and 15262;
2. Adopt the attached urgency ordinance to temporarily require a conditional use permit in the Cerritos Island area for the construction of residential buildings or building additions that are over 26 feet in height and for yard modification except those for fences or walls within required setbacks, in connection with residential buildings; and
3. Direct the Executive Officer/Clerk of the Board to set a public hearing before the Board to consider an extension of this urgency ordinance on July 22, 2008.

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JM:di